



## ASSOCIATION NEWSLETTER

March 6, 2014

### **LATCHING GATE URGED**

When going in and out of the complex via the pedestrian gates, please take a moment to make sure the pedestrian gate(s) is locked when passing through. Having a locked gate may minimize trespassers. Thank you.

### **LANDSCAPE AROUND 7630 BEING RENOVATED; IRRIGATION TO BE CONVERTED TO DRIP SYSTEM**

The landscape around 7630 is being renovated at this time. About 300+ new plants are being planted and the irrigation is being converted to a drip system to save water. If you live in or by this building, thank you for your patience while the project is going on.

### **DEHUMIDIFIERS SUGGESTED**

In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. When there's no rain, this situation may not be a problem. However, if (and hopefully when more) the rain comes, the mustiness can be a problem. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave door/windows open for fresh air.

### **FINANCIAL STATEMENT AVAILABLE**

The annual review of the Association's books is now complete. It is essentially the same as the monthly report you receive and the annual budget form. If you would like a copy, please call the number below.

### **PARKED VEHICLES IN FRONT OF TRASH ENCLOSURE SUBJECT TO BE TOWED**

As a reminder, there is no parking in front of the trash enclosures. Any vehicle found parked blocking the trash enclosure area is subject to be towed at the vehicle owner's expense.

### **ASSOCIATION WELCOMES NEW MEMBERS**

The Association would like to welcome its latest members: Mr. Stocker, Mr. & Mrs. Hersh, Mr. & Mrs. Gills.

### **MAINTENANCE CONCERNS? CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your

convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

#### **NEW INFORMATION NEEDED**

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

#### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Thursday, March 13, 2014**, at 6PM, at the Meeting Room of Bldg 7610 at our complex. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

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